MOLD EVALUATION

Quadruplex
208 and 210 Bates Avenue
St. Paul, MN 55108

AllPhase Companies, Incorporated
#1596-12S-U

May 10, 2012

Reported To

City of St. Paul, Planning & Economic Development

AllPhase Companies, Incorporated
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Introduction

AllPhase assessed the property for mold and water damage on May 4, 2012. The building is a two-story quadruplex plus basement with what appears to be a flat roof. The ground slopes upward to the east so that the eastern end of the building is below ground level. Window wells exist below ground level.

The building on the property has significant water damage, and mold is present on a significant amount of building materials. Following is a summary of the site conditions:

Findings

First-Floor Units

1. Mold was observed to be pervasive over the majority of the rooms in both units of the first floor with heavy mold near the basal portion of the walls and flooring. Mold was observed on the walls, ceiling, window wells and floor.

2. The eastern portion of the building, at the time of inspection, had observable standing water, saturated carpet and walls that were wet at the base. Water damage was evident throughout the majority of the first floor with water damage being evident on the flooring and lower portions of the walls.

Second-Floor Units

1. Localized areas of mold were observed on the ceiling of the NE-central room of Unit 210 (2nd Floor). The presence of mold was significantly less in Unit 208 (2nd Floor)—that is, concentrated areas of mold were not observed to have caused damage to building materials in this unit.

2. Water intrusion was evident on the ceiling of the NE-central room of Unit 210 (2nd Floor) and is associated with the mold discussed above. Also, water intrusion was observed on the window sill of that room—soft wood. Evidence of significant water intrusion was not observed in Unit 208 (2nd Floor).

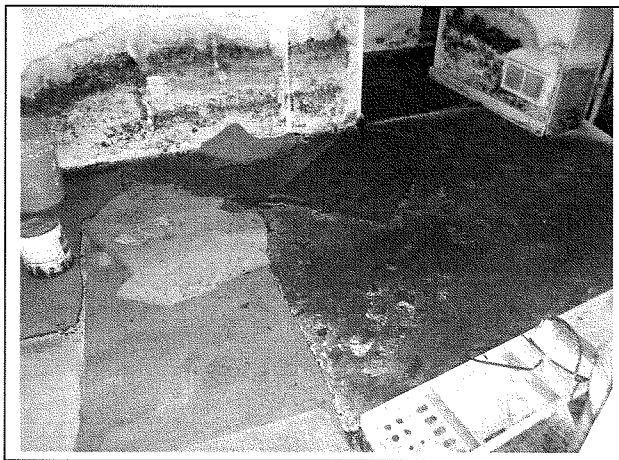
Basement

1. Mold was observed to be over a significant area of the wall and ceiling sheetrock. Mold was also observed along the first floor—floor joist and underside of the first-floor decking.

2. A significant area of water intrusion was evident on sheetrock both at the base of the wall and on the ceiling. Evidence of water intrusion was observed as water stains and wetness observed at the base of support beams and on the rafters and underside of the decking.

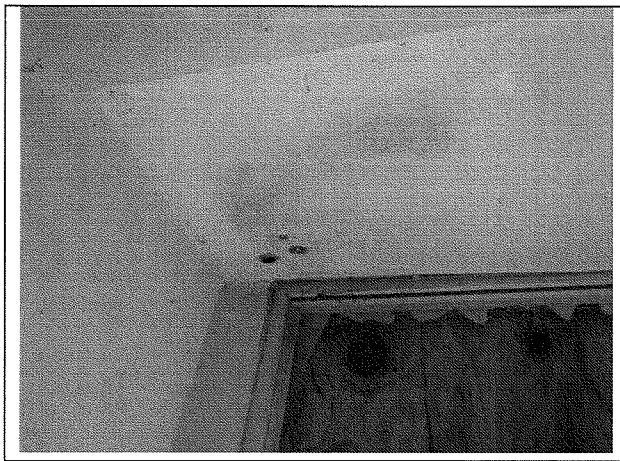
Photographic Documentation

Photographs of site conditions are attached.



208 First Floor—kitchen: standing water on floors and saturated carpet plus mold were present on the kitchen floor and walls.

208 First Floor—SE-central room: saturated carpet and wet floors were present with mold located on the lower portion of the walls.

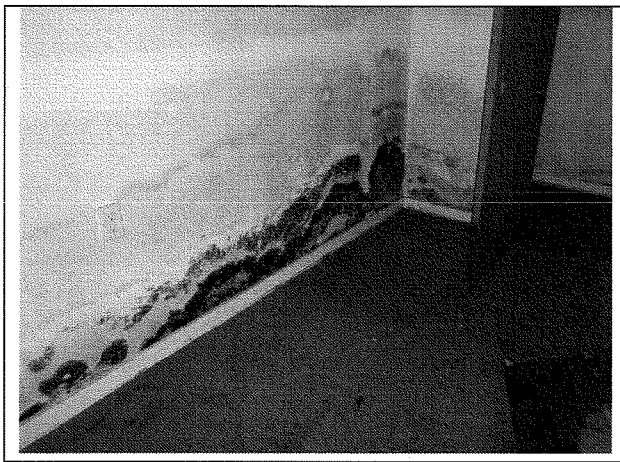


208 First Floor—SE-central room: mold present adjacent to window.

208 First Floor—east room: mold present on walls, flooring, door and door frame. Water present in building materials.

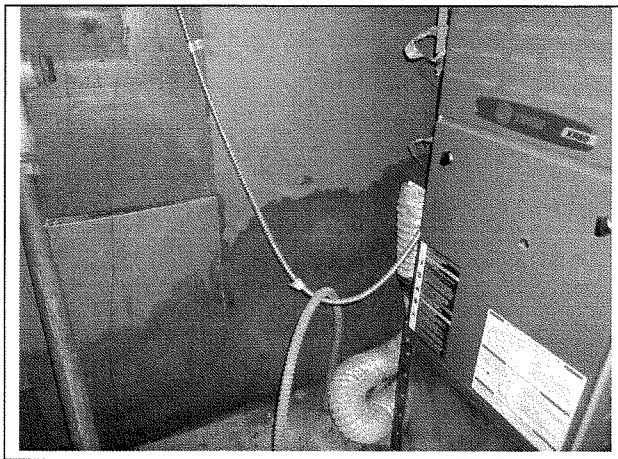
208 First Floor—east room: ceiling and wall mold.

208 First Floor—east room: mold around window area.



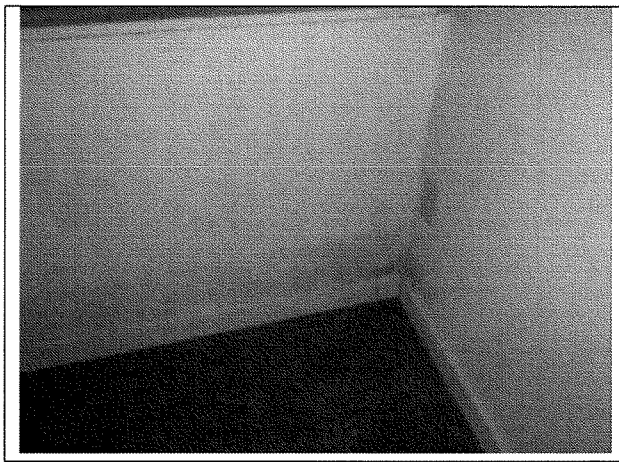
208 First Floor—mold present along lower portion of walls, east room. Floor and wall base were wet at time of visit.

208 First Floor—mold present along bathroom walls.



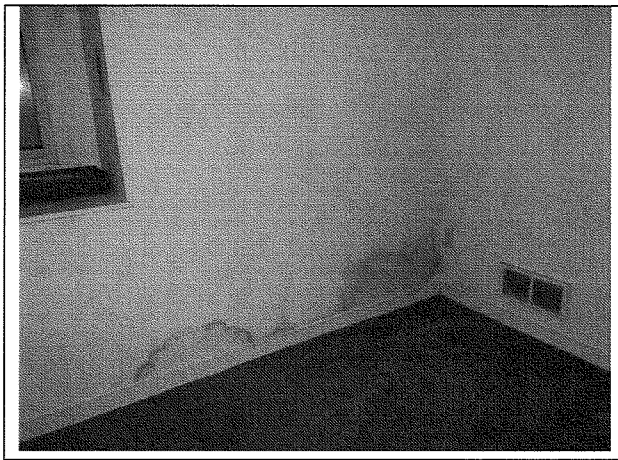
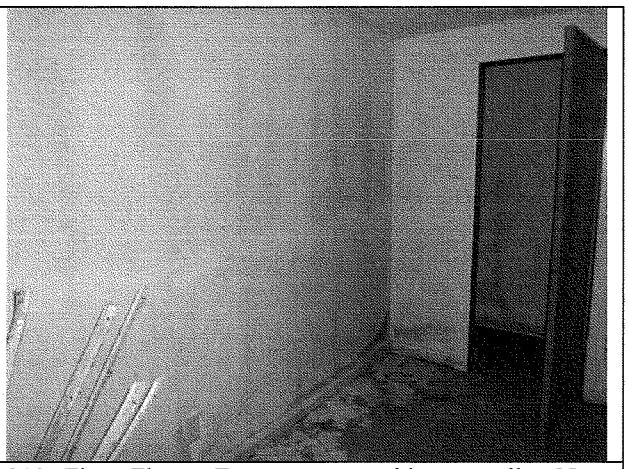
208 First Floor—saturated sheetrock present near furnace in utility room. It was wet at time of visit.

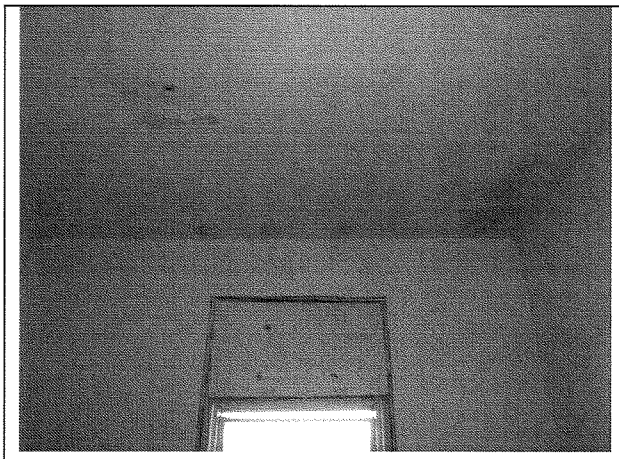
210 First Floor—floor in utility room wet at time of visit.



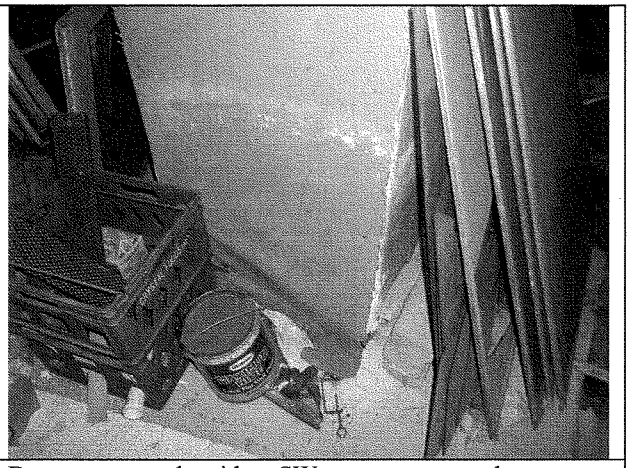
210 First Floor—mold present on the lower portion of the walls in NW-central room.

210 First Floor—NW-central room window well: mold

	
210 First Floor—mold present on the lower portion of the wall NE-central room.	210 First Floor—mold present on the lower and mid portions of the walls in the room off kitchen. Floor was wet at time of visit.
	
210 First Floor—East room mold present around window.	210 First Floor—East room: mold on walls. Note evidence on walls of wet studs. Floor was wet at time of visit.



210 2nd Floor—NE-central room. Staining and mold present on ceiling.



Basement south side—SW area: water damage to sheetrock.

Basement south side—Mold present on table and other materials.

Basement north side—Mold present on the lower and mid portion of the wall as well as water damage to sheetrock.

Basement north side—Mold and water damage present on the ceiling sheetrock.

Basement central corridor—mold present on floor joist.

Basement central corridor—water saturated on support beams

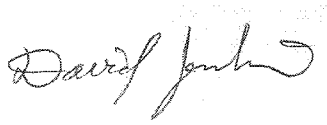
Conclusions/Recommendations

All three levels of the building had mold and water damage issues. The first floor had pervasive mold and water damage. The basement also had significant areas of mold and water damage. The second floor had the least observable mold and water damage issues with mold and water damage present in Unit 210 that appears to be extending into the space between the flat roof and ceiling.

Based on our observations and physical evidence, there is significant water intrusion in the first floor and to a lesser degree in the basement area. The roof and some window wells also appear to be compromised based on evidence of the damage to the ceiling area of the second floor and the mold and water intrusion around the windows. We recommend the following:

1. Roof should be repaired or replaced to prevent water infiltration.

2. Windows appear to be damaged and/or leaking. The windows should be assessed for damage or integrity problems and repaired or replaced, including appropriate flashing to prevent water infiltration.
3. The exterior siding and flashing should be assessed to confirm that the building has integrity. Any suspect locations should be assessed and repaired in accordance with building codes.
4. The perimeter below-grade walls should be inspected and assessed to determine if water infiltration is occurring and addressed if it is determined that water is seeping through foundation walls.
5. The foundation below grade should be repaired and/or designed such that water does not seep through the foundation. Surface drainage should be away from the foundation, and/or that foundation drainage is captured by a drain tile system and discharged to an appropriate location.
6. Window wells should be inspected to confirm or correct any runoff problems in order to prevent water infiltration.
7. Warning signs should be posted at all access points to the building to warn individuals that mold is present and appropriate personal protection equipment should be used while in the building.
8. All materials saturated or having elevated moisture content should be removed and/or dried out.
9. All carpet and porous materials should be removed from the subject site and disposed of.
10. Water/mold-damaged ceiling, walls, flooring should be removed, including any underlayment or structural items that are impacted by mold or having elevated moisture content.
11. The HVAC system should be cleaned to remove mold. The HVAC system is a forced-air system, and mold may be present in the duct work and associated circulation system.
12. Filters on the furnace should be replaced since it likely contains some of the mold structures.
13. Containment areas should be constructed to separate out areas decontaminated/clean zones from contaminated zones. Negative air pressure utilizing HEPAs should be used to contain mold within the remediation area and to prevent contamination entering remediated/cleaned areas.
14. HEPA air filters should be installed and operating during the removal of materials and during the removal and decontamination of the subject site.
15. Individuals should be protected and decontaminated during the removal process and when they leave the subject site.
16. After compromised materials have been removed, the entire building interior, including structural items, should be cleaned and followed by an application of dilute bleach to kill the mold then applying a mold inhibitor.
17. An assessment for the presence of water damage and mold should be made after work has been completed and periodically thereafter to confirm that water/mold issues have been resolved.



Date 5-10-12

David Jenkin, P.G.
Project Manager

Date 5-10-12

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